

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

MONMOUTH COUNTY

April 1, 2016

New Jersey Department of Community Affairs
101 South Broad Street
PO Box 800
Trenton, NJ 08625-0800

This Notice is related to Federal assistance provided in response to the Presidentially-declared disaster, Superstorm Sandy. This notice shall satisfy the procedural requirements for activities to be undertaken by the New Jersey Department of Community Affairs (DCA).

Per 24 CFR 58.33, the Notice of Intent to Request Release of Funds (NOI-RROF) will be published simultaneously with the submission of the Request of Release of Funds (RROF). The funds are needed on an emergency basis due to a declared disaster from the impacts of Superstorm Sandy, which made landfall on October 29, 2012. As a result, the comment periods for the NOI-RROF and RROF have been combined. Commenters may submit comments to DCA and objections to the U.S. Department of Housing and Urban Development (HUD) to ensure they will receive full consideration.

REQUEST FOR RELEASE OF FUNDS

On or about April 11, 2016, the DCA will submit a request to HUD for the release of Federal funds under the Community Development Block Grant Program (CDBG) pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013) for the Neighborhood Enhancement Program (NEP). DCA expects to fund project NEP0286 using approximately \$504,089.00 of NEP funds. DCA expects to fund project NEP0292 using approximately \$634,903.00 of NEP funds.

PROJECT DESCRIPTION

Application ID number: NEP0286
Project Title: Community Loan Fund of New Jersey, Inc.
Location: 20 Dewitt Avenue and 135 Borden Avenue, Asbury Park, Monmouth County, New Jersey
The total estimated project cost is \$815,757.00.

The proposed action involves the acquisition and rehabilitation of one single-family residential structure located at 20 Dewitt Avenue and one four-family residential structure located at 135 Borden Avenue, in Asbury Park, Monmouth County, New Jersey (Block 903, Lot 27 [prior Block 97, Lot 13] and Block 1434, Lot 11 [prior Block 87, Lot 18]). The applicant will seek to lease the rehabilitated units to families making less than 80% of the area median income (AMI). The single-family residential structure located at 20 Dewitt Avenue was built in 1930 and

occupies approximately 0.086 acres of land, and the four-family residential structure located at 135 Borden Avenue was built in 1920 and occupies approximately 0.172 acres of land (per tax records). Elevation of the residential structures is not proposed. The proposed activities to be completed at the 20 Dewitt Avenue location include those that address deferred cosmetic maintenance, damage and repairs throughout the dwelling, including notable structural settlement and foundation separation in the front porch, side bay window, and rear single-story bathroom area. The proposed activities to be completed at the 135 Borden Avenue location include rehabilitation of the four residential units within the structure so that all units would consist of separate kitchens, bathrooms, bedrooms, and living spaces. None of the available information for the 20 Dewitt Avenue location indicates that repairs have been completed since October 29, 2012. Since October 29, 2012, the exterior of the structure located at 135 Borden Avenue has been renovated with new windows, siding and roof prior to purchase by the applicant. In addition, all four units at the 135 Borden Avenue location were gutted down to the studs and rough-in electric and plumbing was completed. The total estimated cost of the proposed work is \$815,757.00 per the Grant/Loan Agreement between the State of New Jersey Department of Community Affairs and Community Loan Fund of New Jersey, Inc., Grant/Loan Agreement Number: 2015-02325-0286-00.

Application ID number: NEP0292

Project Title: Community Loan Fund of New Jersey, Inc.

Location: 622 Green Grove Road, 1815 Milton Avenue & 1811 McBride Avenue, Neptune, Monmouth County, New Jersey

The total estimated project cost is \$1,046,366.00.

The proposed action involves the acquisition and rehabilitation of three single-family residential structures located at 622 Green Grove Road, 1815 Milton Avenue, and 1811 McBride Avenue in Neptune, Monmouth County, New Jersey (Block 2601, Lot 119 [prior Block 8000, Lot 19.25], Block 616, Lot 8 [prior Block 225.02, Lot 550] and Block 617, Lot 7 [prior Block 223, Lot 306]). The applicant plans to lease the rehabilitated units to individuals or families making less than 80% of the area median income (AMI). The single-family residential structure located at 622 Green Grove Road was built in 1928 and occupies approximately 0.62 acres of land, the single-family residential structure located at 1815 Milton Avenue was built in 1955 and occupies approximately 0.34 acres of land, and the single-family residential structure located at 1811 McBride Avenue was built in 1930 and occupies approximately 0.11 acres of land (per tax records and lot size measurements obtained through the NJDEP Online Screening Tool). Elevation of the residential structures is not proposed. The proposed activities to be completed at the 622 Green Grove Road location include replacing interior flooring throughout, installing a new kitchen, installing new bathrooms, installing a new furnace and hot water heater, replacing windows, replacing interior and exterior doors, roof repair, repairing eaves, interior/exterior painting, and installing new plumbing, electrical, and new sheetrock throughout. The proposed activities to be completed at the 1815 Milton Avenue location include rehabilitation of the kitchen, electrical system, and heating and cooling systems. The proposed activities to be completed at the 1811 McBride Avenue location include rehabilitation activities to address deferred cosmetic maintenance or damage including notable stucco water damage on the west side wall from a possible roof water leak. None of the available information for the project locations indicate that repairs have been completed since October 29, 2012. The total estimated

cost of the proposed work is \$1,046,366.00 per the Grant/Loan Agreement between the State of New Jersey Department of Community Affairs and Community Loan Fund of New Jersey, Inc., Grant/Loan Agreement Number: 2015-02325-0292-00.

The Responsible Entity, DCA, has determined that the proposed project is Categorically Excluded Subject to §58.5 authorities per 24 CFR 58.35(a). As such, a Statutory Checklist has been completed in order to determine whether the project is in compliance with the authorities cited at 24 CFR§58.5.

Additional project information is contained in the Environmental Review Record on file at the New Jersey Department of Community Affairs, Sandy Recovery Division, 101 South Broad Street, Trenton, NJ 08625-0800. The record is available for review and may be examined or copied weekdays 9 A.M. to 5 P.M. or can be viewed online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/>.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Laura Shea, Assistant Commissioner, New Jersey Department of Community Affairs, 101 South Broad Street, PO Box 800, Trenton, NJ 08625-0800 or online at <http://www.nj.gov/dca/divisions/sandyrecovery/review/> and to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. All comments received by April 11, 2016, or seven (7) days from the actual date of publication, whichever is later, will be considered by DCA. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

DCA certifies to HUD that Charles A. Richman, in his capacity as Commissioner of DCA consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act and related laws and authorities, and allows DCA to use CDBG-DR funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and DCA's certification for a period of seven (7) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of DCA; (b) DCA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency, acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the

required procedures (24 CFR Part 58.76) and shall be addressed to Tennille Smith Parker, DRS, Acting Division Director, HUD, 451 Seventh Street SW, Washington, D.C. 20410. Potential objectors should contact HUD to verify the actual last day of the objection period.

Commissioner Charles A. Richman
New Jersey Department of Community Affairs